

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
February 5, 2020

1. Call to Order

Chairperson Conahan called the meeting to order at 7:30 pm.

2. Open Public Meeting Act Statement

Chairperson Conahan read the Open Public Meeting Act Statement.

3. Roll Call

The following members were present:

CLASS IV MEMBERS:
FRANK RYAN DEC/2020 [PRESENT] MARK KRANZ DEC/2023 [PRESENT]
MARTIN QUINN DEC/2021 [PRESENT] MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT] PAUL WOSKA DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2021 [ABSENT] ALTERNATE 1
JOE CARUSO DEC/2021 [PRESENT] ALTERNATE 2

STEPHEN GRECO DEC/2020 [PRESENT] CLASS I MEMBER
ROBERT DESSINO DEC/2020 [PRESENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2020 [PRESENT] CLASS III MEMBER

Chairperson Conahan announced that the packets for the upcoming meeting Feb 12, 2020 were available.

4. Appointment of Board Attorney

Chairperson Conahan stated that there were 3 RFP's submitted for this position. The subcommittee (Members Ryan, Sherr, Greco and Conahan) interviewed the two finalists. The subcommittee recommended Mr. Bill Robertson of Difrancesco, Bateman, Coley etc. Member Sherr recommended Mr. Robertson due to his experience and qualifications, and there would be a backup Attorney if needed. Members Ryan and Greco agreed. Member Kranz asked about his qualifications. Mr. Robertson was present and stated his experience, towns he has worked for and stated Mr. Albert Cruz would be the backup Attorney. Mr. Cruz had previously been the Redevelopment Attorney.

Member Sherr made a motion to appoint Mr. Bill Robertson of Difrancesco, Bateman Coley, etc as Attorney for Joint Land Use Board for 2020. seconded by Member Greco: Vote: Chairperson Conahan-yes, Member Woska- yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

Mr. Bill Robertson joined the Members of The Land Use Board on the dais.

5.Appointment of Board Engineer

The subcommittee received 4 RFP's and recommended Bob Bucco of Najarian Engineering based on cost and experience.

Member Greco made a motion to appoint Bob Bucco of Najarian Engineering as Joint Land Use Board Engineer for 2020, seconded by Member Kranz. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

6. Appointment of Board Planner

The subcommittee received only one RFP for the Planner position. The subcommittee stated the Mr. Ricci has worked for the Borough for eleven or twelve years and has the lowest rates.

Member Greco made a motion to appoint Paul Ricci of Ricci Planning as Joint Land Use Board Planner for 2020, seconded by Member Woska. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

7. Minutes

Member Sherr made a motion to approve the January 22, 2020 meeting minutes, seconded by Member Greco. Vote: All in favor. Motion passed.

Board Clerk, Karen Wick asked about the last minutes from the last Planning Board and Zoning Board meetings. Mr. Robertson, Board Attorney stated that only the remaining members of the Planning Board will vote on the Planning Board minutes and only the previous zoning board members will vote on the Zoning Board minutes.

Chairperson Conahan gave a quick review of the upcoming meetings in which applications were already scheduled.

8. Appointment of Board Clerk and Recording Secretary

Member Carnes made a motion to appoint Karen Wick as Board Clerk and Recording Secretary, seconded by Member Woska. Vote: Chairperson Conahan-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Sherr-yes, Member Quinn-yes, Member Carnes-yes, Member Dessino-yes, Member Greco-yes. Motion passed.

9. Adoption of Regulations

Board Members discussed moving the start time of the meeting to 7pm. Board Clerk stated that applicants have already been notified to notice for their hearing date and time and Calendar with dates and times has been published. The Board will start the meeting as 7:30pm in February and March. The Board Clerk was advised to re-notice the Calendar with a change in start time starting with April 14,2020 meeting.

Board Members reviewed the Regulations from the former Planning Board and former Zoning Board. Board Members reviewed the order of presentations, statutory requirements for completeness, language regarding no testimony after 10pm, getting rid of time limits for public speaking, revising order of business to say old business then new business, having language regarding having taxes and escrow paid before hearing.

Mr. Robertson will send the revised electronic copy to the Board so that Members may view so the Regulations and can be adopted.

7.Public Comments

Rich Thomasey, 109 Greene Ave, welcomed the new Attorney to the Board, asked if the JLUB would consider changes to the Redevelopment Plan such as limiting building heights to three stories, including playgrounds on Lincoln Blvd, being able to impose impact fees and classroom fees per apartment.

Chairperson Conahan agreed with comments as stated the Board would possibly hold these discussions in March after applications have been heard.

Mayor John Madden, 103 Rock Lane, stated that he has met with Developers and just as general statement that builders don't want to build unless they can build four stories, he also asked a question regarding the sunshine law and time limits of meetings.

Mr. Robertson answered the question regarding the sunshine law.

Board Members discussed talking with the Board professionals regarding building heights and striking a balance with the Borough and Developers.

Mike Hompesch, 5 Kalman Ct, stated that one size doesn't fit all regarding height restrictions and setbacks are important.

Member Ryan commented that a building could be tall have enough parking and not stand out.

Member Greco asked what height/story the fire department can reach with trucks.

Mike Hompesch. 5 Kalman Ct, asked questions regarding height of building and impact fees.

Board Members discussed impact fees and development.

Chairperson Conahan closed the public portion of the meeting.

There being no more business Member Woska made a motion to adjourn the meeting at 8:38pm, seconded by Member Carnes. Vote: All in favor. Meeting adjourned.



Martin Quinn, Secretary



Karen Wick, Board Clerk